167.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,200 / 983,200
					USE VALUE:	983,200 / 983,200
					ASSESSED:	983,200 / 983,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON ERIC J/REBECCA O
Owner 2:	
Owner 3:	
Street 1:	31 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN LAWRENCE H-JANE L -
Owner 2:	-
Street 1:	31 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .264 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Clapboard Exterior and 3364 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11501.000	441,000	6,700	535,500	983,200
Total Card	0.264	441,000	6,700	535,500	983,200
Total Parcel	0.264	441,000	6,700	535,500	983,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.24 /Parcel: 292.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110329

GIS Ref

GIS Ref

Insp Date 07/21/18

!12900!

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,000	6700	11,501.	535,500	983,200		Year end	12/23/2021
2021	101	FV	428,100	6700	11,501.	535,500	970,300		Year End Roll	12/10/2020
2020	101	FV	428,200	6700	11,501.	535,500	970,400	970,400	Year End Roll	12/18/2019
2019	101	FV	335,100	6700	11,501.	535,500	877,300	877,300	Year End Roll	1/3/2019
2018	101	FV	308,400	6700	11,501.	474,300	789,400	789,400	Year End Roll	12/20/2017
2017	101	FV	308,400	6700	11,501.	397,800	712,900	712,900	Year End Roll	1/3/2017
2016	101	FV	308,400	6700	11,501.	397,800	712,900	712,900	Year End	1/4/2016
2015	101	FV	291,300	6700	11,501.	344,300	642,300	642,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:46:01

LAST REV

Date	Time
08/09/18	09:59:17
apro	

PAT ACCT. 12900

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN LAWRENCE	32249-135		1/17/2001		510,000	No	No		
	11318-716		5/2/1967		29,500	No	No		N

USER DEFINED

Prior Id # 1:	110329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2015	1752	Redo Bat	15,000					
10/1/2015	1461	Redo Kit	25,000					
6/21/1993	272		2,500					13X19 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	189	PATRIOT
1/14/2000	Inspected	263	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11501		Sq. Ft.	Site		0	70.	0.67	8									535,525						535,500	

Total AC/HA:	0.26403	Total SF/SM:	11501	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	535,525	Spl Credit		Total:	535,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.06534803
Const Adj.:	0.98990101
Adj $ / SQ:	142.370
Other Features:	103000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599223
Depreciation:	158195
Depreciated Total:	441028

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

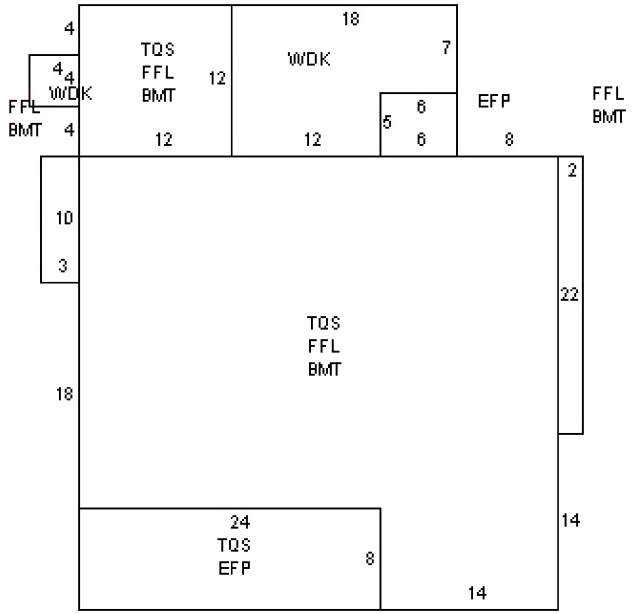
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.61
Special Features:	0	Val/Su Net:	101.47
Final Total:	441000	Val/Su SzAd	174.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,394	50.910	70,970
FFL	First Floor	1,394	142.370	198,463
TQS	3/4 Story	1,134	142.370	161,447
EFP	Enclos Porch	222	39.090	8,678
WDK	Deck	202	10.840	2,190

Net Sketched Area:	4,346	Total:	441,748
Size Ad	2528	Gross Area	4724	FinArea	3364
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1940	19.34	T	40	101			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700